

# COUNTY OF YORK

## MEMORANDUM

**DATE:** December 4, 2000 (BOS Mtg. 12/19/00)

**TO:** York County Board of Supervisors

**FROM:** Daniel M. Stuck, County Administrator

**SUBJECT:** Proposed Kubie-Kat Kove Subdivision

Mr. Ronald J. Kubesh has submitted a request to extend the County's vacuum sewer collection system in the Calthrop Neck Road area to develop a cluster subdivision consisting of eight lots. The proposed subdivision is located on 10.08 acres of land and the proposed subdivision is generally shown on the attached map.

Section I.H.4.b of the Sanitary Sewer Standards and Specifications provides for the policy for such requests. Environmental and Development Services (EDS) has determined that adequate capacity exists in the vacuum sewer facilities to support the proposed subdivision; from the engineering standpoint, the development would benefit from the development and maintenance of the sewer facilities.

Mr. Kubesh currently resides in a house on the parcel of land proposed for subdivision. The parcel is zoned Rural Residential (RR) and is currently served by public water and public sewer. In connection with the proposed subdivision, the developer will need to extend the vacuum line at the end of Calthrop Neck Road, install two vacuum collection vaults and relocate an existing vacuum vault to support the proposed development.

The subdivision of the subject parcel into eight lots will have the following impact on County services or infrastructure. The average single-family detached home in the County produces approximately 0.75 York County school students and generates ten daily vehicle trips. Therefore, it is likely that the proposed subdivision would increase enrollment in Tabb area schools by 5 students and add 50 vehicle trips per day on Calthrop Neck Road. The proposed subdivision would not affect the County's 80,000 build-out population since the methodology for calculating this figure accounted for the **total potential** lot yield of this parcel.

Section I.H of the Sanitary Sewer Standards and Specifications further requires the developer to pay the current full initial connection fee of \$2,875.00 for each proposed lot and an additional \$2,500.00 per lot to offset the cost of inspection services, and the cost of operation and maintenance of system over the life of the system. If approved by the Board, the developer will be required to enter into a Public Sewer Extension Agreement that will provide in detail all of the applicable fees and conditions.

If the Board does not approve the extension of the vacuum system, the property owner would have no means available to serve any additional development of this parcel by on-site disposal methods. Insufficient depth to the ground water table and poor soil types would not support any on-site type of disposal system, including engineered sand mounds.

Based on the logical development of the sanitary sewer facilities of the County and taking into consideration the long term operations and maintenance of the vacuum sewer facilities, the condition of

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the soils and depth of the ground water table, the Department of Environmental and Development Services recommends approval of the extension of the facilities to serve the proposed subdivision.

I recommend adoption of Resolution R00-190.

Woodward/3241:mw

Enclosures:     Map of proposed subdivision  
                     Section I.H of the Sanitary Sewer Standards and Specifications